

PROFFERS

August 27, 2004

Rezoning Application No. ZM-88-04

Conditions voluntarily proffered for the reclassification of property identified as part of "Parcels E & F, Plat BK. 9, PG. 47, Being the Property of Alexander W. Jones, et ux", as shown on the Zoning Plat bearing the same description, prepared by the Landmark Design Group, Inc. and dated July 22, 2004.

I hereby voluntarily proffer that the development of the property subject to the above-described Zoning Plat and proposed for reclassification from RR (Rural Residential) to EO (Economic Opportunity) shall be in strict conformance with the conditions set forth below.

In connection with development of the property which is the subject of this Rezoning Application, it is hereby agreed that the property subject to this Rezoning Application shall be as an expansion of the King's Creek Plantation Timeshare (Interval Ownership) Development, which was the subject of Rezoning Application ZM-24-97 and Special Use Permit UP-524-97, and accordingly, with respect to the property subject to the ZM-88-04 Rezoning Application, it is agreed as follows:

(1) That the property will be developed in general conformance with the "King's Creek Plantation Jones Property Expansion Sketch Plan", (hereinafter "Sketch Plan") prepared by the LandMark Design Group, Inc., dated August 2, 2004, the original of which is on file with the Planning Department of the County of York, Virginia. And further, that the property will only be developed for interval ownership units of the types generally described in the narrative entitled, "King's Creek Plantation Jones Property Expansion Request for Rezoning to EO and a Special Use Permit to Allow Interval Ownership Development", dated August 2, 2004, the original of which is on file with the Planning Department of the County of York, Virginia.

(2) That vehicular ingress and egress to the subject property will be provided via the existing Tranquility Drive exclusively; except, however, that emergency ingress and egress only may be provided via a direct connection to Penniman Road (State Rte. 641), as shown on the Sketch Plan.

KING'S CREEK DEVELOPERS, LLC

By: 

Its Authorized Agent